



## ENVIRONMENTAL PLANNING COMMISSION

### A G E N D A

Thursday July 20, 2006  
8:30 A.M.

Plaza del Sol Hearing Room

Lower Level  
600 2nd Street NW

### MEMBERS

*Jeffery Jesionowski, Chairman*  
**James Grout, Vice Chair**

**Laurie Moye**  
**Ishmael Valenzuela**  
**Deborah Stover**

**Larry Chavez**  
**Virginia Klebesadel**

**Klarissa Pena**

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**NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (\*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

All written materials – including petitions, legal analysis and other documents – should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

**1. Call to Order.**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for May 18, 2006.

**2. Project # 1004976**

06EPC-00424 EPC Site Development Plan-Subdivision  
06EPC-00425 EPC Site Development Plan-Building Permit

H. BARKER ARCHITECTS agents for CALABACILLAS GROUP request the above actions for all or a portion of Tracts A-1, B-1 and C-1, and drainage right-of-way and easements, zoned C-2 (SC) located on GOLF COURSE RD. NW, between BENTON AVE. NW and WESTSIDE BLVD. NW, containing approximately 15 acres. (A-12) Catalina Lehner, Staff Planner

**3. Project # 1004923\***

06EPC-00755 Zone Map Amendment

ASHLEY SANTISTEVAN agents for ASHLEY SANTISTEVAN request the above action for all or a portion of Tract 16A4A and Tract 16A4B, **MRGCD Map 36**, a zone map amendment from R-1 to R-LT, located on LOS TOMASES DR. NW, between CLAREMONT NW and MENAUL NW, containing approximately .25 acre. (H-14) Petra Morris, Staff Planner

**4. Project # 1003272\***

06EPC-00763 Zone Map Amendment

CONSENSUS PLANNING agents for AMERIC CONTRACTORS LLC request the above action for a portion of Lots 2-A-1-B-2, Lot 3-A, and 4A1, **Albuquerque West Unit 2**, a zone map amendment from SU-1 for C-3 Uses to SU-1 for C-3 uses plus restricted residential uses, located on PASEO DEL NORTE NW between COORS BLVD. and EAGLE RANCH RD, containing approximately 5 acres. (C-13) Maggie Gould, Staff Planner

**5. Project # 1004924\***

06EPC-00756 EPC Site Development Plan-Building Permit

JEFF MORTENSEN & ASSOCIATES, INC. agents for HOECH REAL ESTATE CORPORATION request the above action for all or a portion of Tract B, **Federal Plaza**, zoned SU-1 for O-1, located on HOMESTEAD ROAD NE, between MONTGOMERY BLVD. NE and SAN MATEO BLVD. NE, containing approximately 4 acres. (G-18) Petra Morris, Staff Planner

**6. Project # 1000163\***

06EPC-00762 EPC Site Development Plan-Building Permit

JIM CLARK agents for MIKE WINKELJOHN request the above action for all or a portion of Lot D, **La Cueva Town Center**, zoned C-2 (SC), located on CARMEL NE, between WYOMING and BARSTOW, containing approximately 1 acre. (C-19) Maggie Gould, Staff Planner



**7. Project # 1001620**

06EPC-00729 Text Amendment

COA/PLANNING DEPARTMENT agents for COA/CITY COUNCIL request the above action for Amending Section 14-16-4-4 ROA 1994, the Comprehensive Zoning Code, clarifying who has standing to file an administrative appeal and who may represent a person pursuing an administrative appeal of a land use decision. Catalina Lehner, Staff Planner

**8. Project # 1001209**

06EPC-00766 Zone Map Amendment  
06EPC-00764 EPC Site Development Plan-  
Amendment to Subdivision

CONSENSUS PLANNING, agent for CLIFFORD CAPITAL FUND, INC, requests the above actions for all or a portion of Tract A-2, **Lava Trails**, a zone map amendment from SU-1 for Neighborhood Commercial to SU-1 for Neighborhood Commercial and Automobile Body Shop, located on the southeast side of UNSER BLVD NW and WESTERN TRAIL NW, containing approximately 2 acres. (F-10) David Stallworth, Staff Planner

**9. Project # 1004927**

06EPC-00765 Sector Development Plan Zone  
Map Amendment  
06EPC-00777 Site Development Plan for  
Building Permit

CONSENSUS PLANNING agents for HARVARD MALL PARTNERS request the above actions for all or a portion of Block 1, Lots 6-10 and 16-21, **University Heights Addition**, a zone map amendment from SU-2/UC & SU-2/R3C to SU-2/SU-1 for a Mixed Use Development, located on HARVARD DR. SE, between CENTRAL AVE. SE and SILVER AVE. SE, containing approximately 3 acres. (K-16) Stephanie Shumsky, Staff Planner

**10. Project # 1001620**

06EPC-00770 Text Amendment

COA/PLANNING DEPARTMENT, requests the above action to amend §14-16-3-5, ROA 1994, the Comprehensive Zoning Code, to add a new sign category for temporary Directional and Identification signage relative to new residential development. David Stallworth, Staff Planner

**11. Project # 1004167**

05EPC -01225 Site Development Plan-  
Subdivision

CONSENSUS PLANNING agent for LA ORILLA GROUP, LLC request the above actions for all or a portion of Lots 3-9, 10A & 10B, **Bosque Plaza**, zoned C-1 (SC), located on the west side of COORS BLVD. NW, between SE CORNER of LA ORILLA and COORS BLVD. NW, containing approximately 11.46 acres. (E-12) Catalina Lehner, Staff Planner (**DEFERRED FROM MAY 18, 2006**)

**12. Project # 1001620\***

06EPC-00575 EPC Amendment  
City Zoning Code

COA Planning Department requests an amendment to Chapter 14, Article 16 R.O.A. 1994, The Zoning Code to regulate front yard parking in single family development (Sections 14-16-2-6, 14-14-2-8, 14-14-2-9 and 14-16-3-1). Russell Brito, Staff Planner **(DEFERRED FROM MAY 18, 2006)**

**13. Project # 1004726**

06EPC-00278 Zone Map  
Amendment

CORE LTD. agent for YALE APARTMENTS LLC, requests the above action for all or a portion of Block 22, Tract Z-2, **Fairview Addition**, a zone map amendment from C-2 to RC, located on the east side of YALE BLVD., SE, between SANTA CLARA AVE., SE and KATHRYN ST., SE, containing approximately 2 acres (L-15) David Stallworth, Staff Planner **(DEFERRED FROM MAY 18, 2006)**

**14. OTHER MATTERS**